

MINUTE ITEM

8. (SALES OF VACANT STATE SCHOOL LAND.)

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, THE COMMISSION AUTHORIZED THE SALE OF SCHOOL LANDS IN ACCORDANCE WITH THE RECOMMENDATIONS MADE TO THE COMMISSION IN CALENDAR ITEMS ATTACHED HERETO AND TABULATED AS FOLLOWS:

<u>Calendar Item No.</u>	<u>S.W.O. No.</u>	<u>Purchaser</u>
7	6860	Rega D. Freeman
15	6477	The State Park Commission
16	6628	Dimitry Egoroff
17	6629	Paul E. Hood
18	6829	Albert J. Ingalls
19	6895	James C. Fair and John P. MacPherson
21	6592	Hope S. Bagby
22	6728	Max L. Wright
23	6898	Alvin Benjamin Arvidson, Jr.
28	6767	Frederick R. Stowell

Attachments

Calendar Items 7, 15, 16, 17,
18, 19, 21, 22, 23 and 28 (11 pages)

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

7.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5352, SACRAMENTO LAND DISTRICT, FRESNO COUNTY, REGA D. FREEMAN - S.W.C. 6860.)

An offer has been received from Rega D. Freeman of San Miguel, California, to purchase the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, T. 22 S., R. 13 E., M.D.M., containing 40 acres in Fresno County. The applicant made an offer of \$80, or \$2 per acre.

An inspection and appraisal by a member of the Commission's staff on March 4, 1958 establishes the value of the subject land at \$10 per acre, for a total value of \$400. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$400. The land was advertised for sale with a stipulation that bids must be in excess of \$400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NE $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 12, T. 22 S., R. 13 E., M.D.M., CONTAINING 40 ACRES IN FRESNO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, REGA D. FREEMAN, AT A CASH PRICE OF \$400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

15.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11000, LOS ANGELES LAND DISTRICT, SAN DIEGO COUNTY, THE STATE PARK COMMISSION - S.W.O. 6477.)

An offer has been received from the State Park Commission to purchase 26 separate parcels of vacant State school land, hereinafter described, in San Diego County, comprising 12,529.23 acres. The applicant has made an offer of \$2 per acre, the minimum amount required by regulation.

The Commission, at its meeting held September 13, 1946, Minute Item 11, withdrew from public sale all of the lands hereinafter described in accordance with a letter request from the Director of Natural Resources for the ultimate inclusion of the subject land within Anza Desert State Park.

Pursuant to Section 6210.4(a) of the Public Resources Code, 16.99 acres in the SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, T. 16 S., R. 8 E., S.B.M., embraced in a right-of-way granted January 6, 1914 under Section 478 of the Civil Code to the San Diego and Arizona Railway Company, must be reserved from sale, thereby leaving 303.01 acres, more or less, salable out of the 320 acres in the W $\frac{1}{2}$ of said section.

An appraisal report completed April 18, 1958 establishes the value of the 12,529.23 acres embraced in the application at an average of \$8.26+ per acre, for a total value of \$103,545. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE HEREINAFTER DESCRIBED LAND, CONTAINING 12,529.23 ACRES IN SAN DIEGO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE STATE PARK COMMISSION, WITHOUT ADVERTISING, AT THE APPRAISED CASH PRICE OF \$103,545, PLUS \$1,470 EXPENSE FEES, FOR A TOTAL OF \$105,015, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS, EXCEPTING THEREFROM, PURSUANT TO SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, 16.99 ACRES IN THE W $\frac{1}{2}$ OF SECTION 36, T. 16 S., R. 8 E., S.B.M., EMBRACED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE.

SALE OF VACANT SCHOOL LAND 15. (CONTD.)

<u>PARCEL NO.</u>	<u>DESCRIPTION</u>	<u>SEC.</u>	<u>T.</u>	<u>R.</u>	<u>ACREAGE</u>	<u>AVG. PRICE PER ACRE</u>	<u>TOTAL COST</u>
1	All	36	9 S.	7 E.	640.00	\$ 5.00	\$3,200.00
2	NW $\frac{1}{4}$ & SE $\frac{1}{4}$	36	10 S.	7 E.	320.00	3.00	960.00
3	All	36	11 S.	5 E.	640.00	12.50	8,000.00
4	W $\frac{1}{2}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$	16	12 S.	5 E.	480.00	8.00	3,840.00
5	SW $\frac{1}{4}$, NE $\frac{1}{4}$ & NE $\frac{1}{4}$ SE $\frac{1}{4}$	36	12 S.	5 E.	360.00	10.50	3,780.00
6	N $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$	16	12 S.	6 E.	360.00	26.10	9,396.00
7	All	36	12 S.	6 E.	640.00	6.00	3,840.00
8	SW $\frac{1}{4}$ & E $\frac{1}{2}$	16	12 S.	7 E.	480.00	17.50	8,400.00
9	W $\frac{1}{2}$ & NE $\frac{1}{4}$	36	12 S.	7 E.	480.00	4.00	1,920.00
10	S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ & E $\frac{1}{2}$	16	13 S.	5 E.	560.00	4.00	2,240.00
11	All (excepting therefrom that portion thereof patented by the State of California on February 17, 1931 to H. H. Blaustein)	36	13 S.	5 E.	678.41	5.00	3,392.05
12	NW $\frac{1}{4}$ & E $\frac{1}{2}$ (or Lots 1 to 8 incl. use in patent)	36	13 S.	6 E.	458.04	6.00	2,748.24
13	SW $\frac{1}{4}$	16	13 S.	7 E.	160.00	7.00	1,120.00
14	SW $\frac{1}{4}$	36	13 S.	7 E.	160.00	8.00	1,280.00
15	NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ & SE $\frac{1}{4}$ NE $\frac{1}{4}$	16	13 S.	8 E.	280.00	6.00	1,680.00
16	W $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ & S $\frac{1}{2}$ SE $\frac{1}{4}$	36	13 S.	8 E.	320.00	5.00	1,600.00
17	N $\frac{1}{2}$	16	14 S.	7 E.	320.00	10.00	3,200.00
18	W $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NE $\frac{1}{4}$ SE $\frac{1}{4}$	36	14 S.	7 E.	400.00	15.00	6,000.00
19	All	16	14 S.	8 E.	640.00	9.00	5,760.00
20	All	36	14 S.	8 E.	649.77	3.00	1,949.31
21	All	36	15 S.	6 E.	640.00	15.00	9,600.00
22	All	16	15 S.	7 E.	640.00	5.00	3,200.00
23	All	36	15 S.	8 E.	640.00	4.00	2,560.00
24	All	36	16 S.	7 E.	640.00	5.00	3,200.00
25	All	16	16 S.	8 E.	640.00	7.50	4,800.00
26	W $\frac{1}{2}$ (excepting therefrom 16.99 acres embraced in right-of-way granted by the State)	36	16 S.	8 E.	303.01	20.00	6,060.20
					12,529.23		\$103,545.80 (rounded off to \$103,545.00)

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

16.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5308, SACRAMENTO LAND DISTRICT, MENDOCINO COUNTY, DIMITRY EGOROFF - S.W.O. 6628.)

An offer has been received from Dimitry Egoroff of Point Reyes Station, California, to purchase the $S\frac{1}{2}$ of Lot 5 of Section 36, T. 18 N., R. 13 W., M.D.M., containing 40 acres in Mendocino County. The applicant made an offer of \$80, or \$2 per acre.

An appraisal report completed by a member of the Commission's staff under date of April 2, 1958 establishes the value of the subject land at \$30 per acre, for a total value of \$1,200. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$1,200. The land was advertised for sale with a stipulation that bids must be in excess of \$1,200. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $S\frac{1}{2}$ OF LOT 5 OF SECTION 36, T. 18 N., R. 13 W., M.D.M., CONTAINING 40 ACRES IN MENDOCINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, DIMITRY EGOROFF, AT A CASH PRICE OF \$1,200, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

17.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11102, LOS ANGELES LAND DISTRICT, KERN COUNTY, PAUL E. HOOD - S.W.O. 6629.)

An offer has been received from Paul E. Hood of Los Angeles, California, to purchase all of fractional Section 36, T. 31 S., R. 36 $\frac{1}{2}$ E., M.D.M., containing 85.76 acres in Kern County. The applicant made an offer of \$171.52, or \$2 per acre.

An appraisal report completed by a member of the Commission's staff under date of January 16, 1958 establishes the value of the subject land at \$70 per acre, for a total value of \$6,003.20. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$6,003.20. The land was advertised for sale with a stipulation that bids must be in excess of \$6,003.20.

Prior to advertising, the bid of A. Harold Olsen of Mojave, California (11107, Los Angeles Land District, S.W.O. 6637), was received. A bid of \$171.52, or \$2 per acre, was submitted. Said offer was not increased pursuant to advertising.

Prior to advertising, the bid of Richard L. Lawrence of Glendale, California (11241, Los Angeles Land District, S.W.O. 6821), was received. A bid of \$428.80, or \$5 per acre, was submitted. Said offer was not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT ALL OF FRACTIONAL SECTION 36, T. 31 S., R. 36 $\frac{1}{2}$ E., M.D.M., CONTAINING 85.76 ACRES IN KERN COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, PAUL E. HOOD, AT A CASH PRICE OF \$6,003.20, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

18.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5339, SACRAMENTO LAND DISTRICT, MARIPOSA COUNTY, ALBERT J. INGALLS - S.W.O. 6829.)

An offer has been received from Albert J. Ingalls of Sacramento, California, to purchase the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 16, T. 3 S., R. 17 E., M.D.M., containing 40 acres in Mariposa County. The applicant made an offer of \$80, or \$2 per acre.

An appraisal report completed by a member of the Commission's staff under date of March 10, 1958 establishes the value of the subject land at \$10 per acre, for a total value of \$400. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$400. The land was advertised for sale with a stipulation that bids must be in excess of \$400.

Prior to advertising, the bid of Gerald H. Pfister of Palo Alto, California (5342, Sacramento Land District, S.W.O. 6841), was received. A bid of \$80, or \$2 per acre, was submitted. Said offer was not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SECTION 16, T. 3 S., R. 17 E., M.D.M., CONTAINING 40 ACRES IN MARIPOSA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, ALBERT J. INGALLS, AT A CASH PRICE OF \$400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

19.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11278, LOS ANGELES LAND DISTRICT, INYO COUNTY, JAMES C. FAIR AND JOHN P. MACPHERSON - S.W.O. 6895.)

An offer has been received from James C. Fair and John P. MacPherson of Trona, California, to purchase the N $\frac{1}{2}$ of Section 36, T. 23 S., R. 42 E., M.D.M., containing 320 acres in Inyo County. The applicants made an offer of \$1,600, or \$5 per acre.

An inspection and appraisal by a member of the Commission's staff on January 14, 1958, establishes the value of the subject land at an average of \$5 per acre, for a total value of \$1,600. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$1,600. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE N $\frac{1}{2}$ OF SECTION 36, T. 23 S., R. 42 E., M.D.M., CONTAINING 320 ACRES IN INYO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZE THE SALE OF SAID LAND TO SINGLE APPLICANTS, JAMES C. FAIR AND JOHN P. MACPHERSON, AT A CASH PRICE OF \$1,600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

21.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 5301, SACRAMENTO LAND DISTRICT, MONTEREY COUNTY, HOPE S. BAGBY - S.W.O. 6592.)

An offer has been received from Hope S. Bagby of San Miguel, California, to purchase the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, T. 22 S., R. 13 E., M.D.M., containing 80 acres in Monterey County. The applicant made an offer of \$160, or \$2 per acre.

An appraisal report completed by a member of the Commission's staff under date of March 11, 1958 establishes the value of the subject land \$7.50 per acre, for a total value of \$600. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$600. The land was advertised for sale with a stipulation that bids must be in excess of \$600.

Prior to advertising, the bid of Rega D. Freeman of San Miguel, California (5353, Sacramento Land District, S.W.O. 6861), was received. A bid of \$160, or \$2 per acre was submitted. Said offer was not increased pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 12, T. 22 S., R. 13 E., M.D.M., CONTAINING 80 ACRES IN MONTEREY COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, HOPE S. BAGBY, AT A CASH PRICE OF \$600, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

22.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11177, LOS ANGELES LAND DISTRICT, SAN BERNARDINO COUNTY, MAX L. WRIGHT - S.W.O. 6728.)

An offer has been received from Max L. Wright of Encino, California, to purchase the $N\frac{1}{2}$, $N\frac{1}{2}$ of $SE\frac{1}{4}$ and $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 36, T. 1 N., R. 12 E., S.B.M., containing 440 acres in San Bernardino County. The applicant made an offer of \$924, or \$2.10 per acre.

An appraisal report completed by a member of the Commission's staff under date of January 20, 1958 establishes the value of the subject land at \$12 per acre, for a total value of \$5,280. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

Before the land was advertised for sale, the applicant deposited the necessary amount to meet the appraised value of \$5,280. The land was advertised for sale with a stipulation that bids must be in excess of \$5,280. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE $N\frac{1}{2}$, $N\frac{1}{2}$ OF $SE\frac{1}{4}$ AND $SE\frac{1}{4}$ OF $SE\frac{1}{4}$ OF SECTION 36, T. 1 N., R. 12 E., S.B.M., CONTAINING 440 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, MAX L. WRIGHT, AT A CASH PRICE OF \$5,280, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

23.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11280, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, ALVIN BENJAMIN ARVIDSON, JR. - S.W.O. 6898.)

An offer has been received from Alvin Benjamin Arvidson, Jr. of Pacific Palisades, California, to purchase the NW $\frac{1}{4}$ and W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 36, T. 8 S., R. 3 W., S.B.M., containing 240 acres in Riverside County. The applicant made an offer of \$2,400, or \$10 per acre, the minimum value established by a prior appraisal.

An appraisal report completed by a member of the Commission's staff under date of July 25, 1957, and a review report completed under date of April 10, 1958 establishes the value of the subject land at \$10 per acre, for a total value of \$2,400. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$2,400. No bids were received pursuant to advertising.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE NW $\frac{1}{4}$ AND W $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF SECTION 36, T. 8 S., R. 3 W., S.B.M., CONTAINING 240 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE SINGLE APPLICANT, ALVIN BENJAMIN ARVIDSON, JR., AT A CASH PRICE OF \$2,400, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.

CALENDAR ITEM

SALE OF VACANT SCHOOL LAND

28.

(SALE OF VACANT SCHOOL LAND, APPLICATION NO. 11203, LOS ANGELES LAND DISTRICT, RIVERSIDE COUNTY, FREDERICK R. STOWELL - S.W.O. 6767.)

An offer has been received from Frederick R. Stowell of Rancho Cordova, California, to purchase the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and S $\frac{1}{2}$ of Section 16, T. 5 S., R. 16 E., S.B.M., excepting therefrom, pursuant to Section 6210.4(a) of the Public Resources Code, the area embraced in a right-of-way heretofore granted by the State, containing a net area of 354.25 acres in Riverside County. The applicant made an offer of \$8,856.25, or \$25 per acre, the minimum value established by a prior appraisal.

An appraisal report completed by a member of the Commission's staff under date of March 11, 1958 establishes the value of the subject land at \$25 per acre, for a total value of \$8,856.25. The appraisal shows that the land is not suitable for cultivation without artificial irrigation.

The land was advertised for sale with a stipulation that bids must be in excess of \$8,856.25.

Pursuant to advertising, the bid of Hardy Charles of Los Angeles, California (11310, Los Angeles Land District, S.W.O. 6940), was received. A bid of \$12,398.75, or \$35 per acre, was submitted.

Under Section 2302(d) of the Rules and Regulations of the State Lands Commission, the first applicant was allowed 20 days from date of opening of bids (May 29, 1958) within which to submit the additional amount of \$3,542.50 to meet the highest bid received. The first applicant, Frederick R. Stowell, met the high bid within the period specified above.

IT IS RECOMMENDED THAT THE COMMISSION FIND THAT THE SE $\frac{1}{4}$ OF NW $\frac{1}{4}$ AND S $\frac{1}{2}$ OF SECTION 16, T. 5 S., R. 16 E., S.B.M., EXCEPTING THEREFROM, PURSUANT TO SECTION 6210.4(a) OF THE PUBLIC RESOURCES CODE, THE AREA EMBRACED IN A RIGHT-OF-WAY HERETOFORE GRANTED BY THE STATE, CONTAINING A NET AREA OF 354.25 ACRES IN RIVERSIDE COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION, AND AUTHORIZE THE SALE OF SAID LAND TO THE FIRST APPLICANT, FREDERICK R. STOWELL, WHO HAS MET THE HIGH BID, AT A CASH PRICE OF \$12,398.75, SUBJECT TO ALL STATUTORY RESERVATIONS INCLUDING MINERALS.